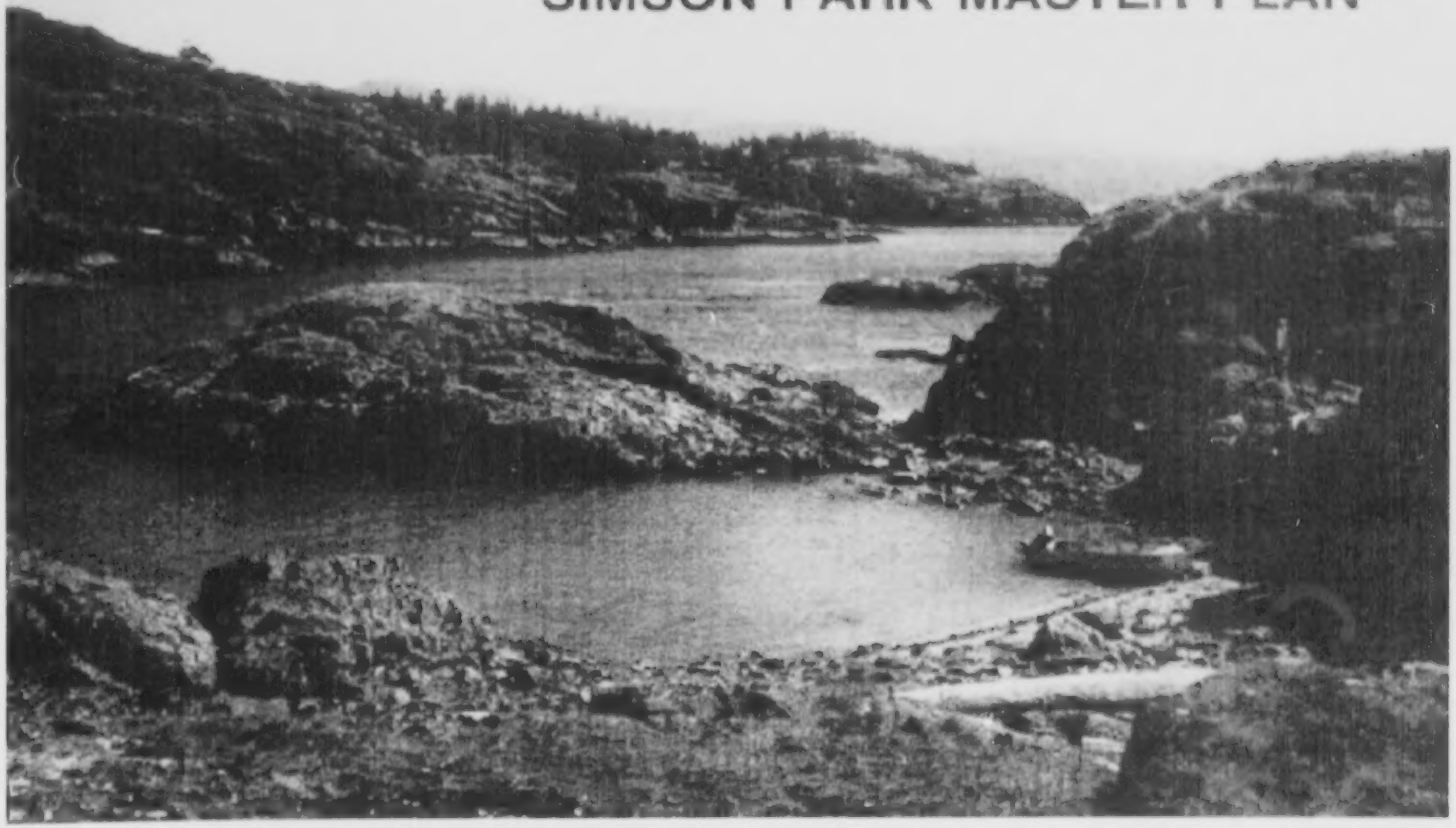
Province of
British Columbia
Ministry of Environment
and Parks

SIMSON PARK MASTER PLAN



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Mr. George Trachuk
Regional Director
South Coast Region

Mr. M. H. Turner
Manager of Planning and Research
South Coast Region

This Master Plan for Alice Lake Provincial Park is submitted for your consideration and approval.

M. H. Turner
Manager of Planning & Research
South Coast Region

RECOMMENDED: F. P. Kelikatny DATE: March 11-87

F. P. Pelikatny
District Manager
Garibaldi/Sunshine Coast

APPROVED: George Trachuk DATE: March 7/87

George Trachuk
Regional Director
South Coast Region

Ministry of Environment and Parks
Parks & Outdoor Recreation Division
South Coast Region

SIMSON PROVINCIAL PARK

MASTER PLAN

APRIL 1987

TABLE OF CONTENTS

MASTER PLAN

		Page
1.0	**PLAN HIGHLIGHTS**	1
2.0	**INTRODUCTION**	2
2.1	Plan Purpose	2
2.2	Background Summary	2
3.0	**ROLE OF THE PARK**	5
3.1	Regional and Provincial Context	5
3.2	Conservation and Recreation Roles	5
3.2.1	Conservation Role	6
3.2.2	Recreation Role	6
4.0	**ZONING**	8
5.0	**NATURAL AND HERITAGE RESOURCES MANAGEMENT**	10
5.1	Land Management - Boundaries	10
5.2	Water Management	11
5.3	Vegetation Management	11
5.4	Fish Management	13
5.5	Wildlife Management	13
5.6	Visual Resource Management	15
5.7	Cultural Heritage	16
5.8	Firefighting	16
6.0	**VISITOR SERVICES**	17
6.1	Introduction	17
6.2	Visitor Opportunities	19
6.3	Management Services	21
6.3.1	Headquarters and Service Yards	21
6.3.2	Site and Facility Design Standards	21
6.3.3	Safety and Health	23
6.4	Marketing and Information Program	23
7.0	**PLAN IMPLEMENTATION**	24

APPENDIX I

BACKGROUND REPORT

Page

1.0 INTRODUCTION 25

2.0 NATURAL AND HERITAGE RESOURCES 26

2.1 Natural Resources 26
2.1.1 Physiography 26
2.1.2 Vegetation 27
2.1.3 Water 28
2.1.4 Wildlife 28
2.1.5 Fish and Marine Life 29
2.1.6 Visual Resources 30
2.1.7 Atmosphere 31
2.2 Heritage Resources 31
2.2.1 Archaeological 31
2.2.2 Historical 32
2.3 Resource Analysis 33

3.0 TENURES, OCCUPANCY RIGHTS AND JURISDICTIONS 36

4.0 EXISTING FACILITIES 37

5.0 MARKET ANALYSIS 38

5.1 Existing Use 38
5.2 Demand 38
5.3 Supply 39

6.0 KEY ISSUES FOR THE MASTER PLAN 42

6.1 Access 42
6.2 The Type and Level of Appropriate Development 42

BIBLIOGRAPHY 44

LIST OF FIGURES

Page

FIGURE 1 Regional Context 3

FIGURE 2 Existing Features and Development 4

FIGURE 3 Zoning 9

FIGURE 4 Proposed Development 18

FIGURE 5 Recreation Opportunities - Existing Government Suppliers 40

FIGURE 6 Recreation Opportunities - Existing Private Suppliers 41

1.0 Plan Highlights

Simson Provincial Park was established in 1986 as a result of a donation to the province by the estate of George Simson. The park complements other parks along the Sunshine Coast by providing marine and island based recreational opportunities. The purpose of the park is to expand the diversity of park experiences in the Strait of Georgia and along the Sunshine Coast, providing a variety of recreational opportunities while protecting an important example of the Strait of Georgia Regional Landscape.

Current use of the park by visitors is not great due to its relatively isolated location. As the access to the Thormanby Islands and the park will continue to be confined to private boats, limited development is proposed.

The central issue dealt with in this plan is the appropriate future development of the park. Based on the purpose of the park, and the central issue, this master plan establishes a set of management guidelines and direction statements. Specifically, the plan recommends:

1. Including a foreshore extension as a Class 'A' addition to the park.

2. Providing information signs and maps, hiking trails and rustic walk-in camping sites with support facilities for park visitors.

2.0 Introduction

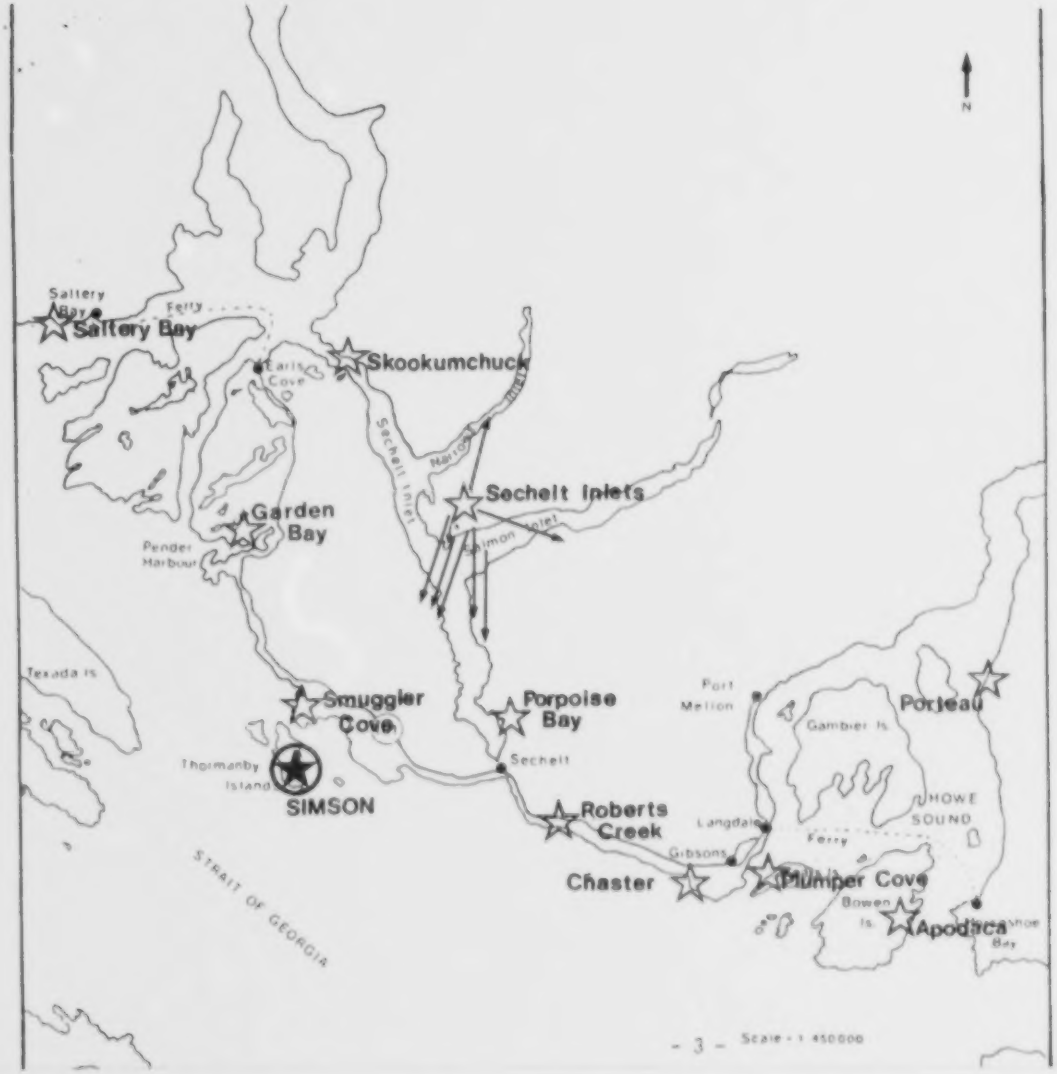
2.1 Plan Purpose

The purpose of this master plan is to improve the quality of visitor experiences at Simson Park and to encourage greater use by the public through a long term development and management strategy.

2.2 Background Summary

Simson Class 'A' Provincial Park was established in 1986 as a result of a donation to the government by the estate of George Simson. The park covers 461 hectares of South Thormanby Island which is located off the Sechelt Peninsula midway between the Village of Sechelt and Pender Harbour (Figure 1). Simson Park is only one and one-half kilometers south of the main anchorage of Smuggler Cove Marine Park which is located to the northeast across Welcome Pass. Accessible only by private boat, the most convenient boat launch to the park is across Welcome Pass at Cooper's Green Regional Park.

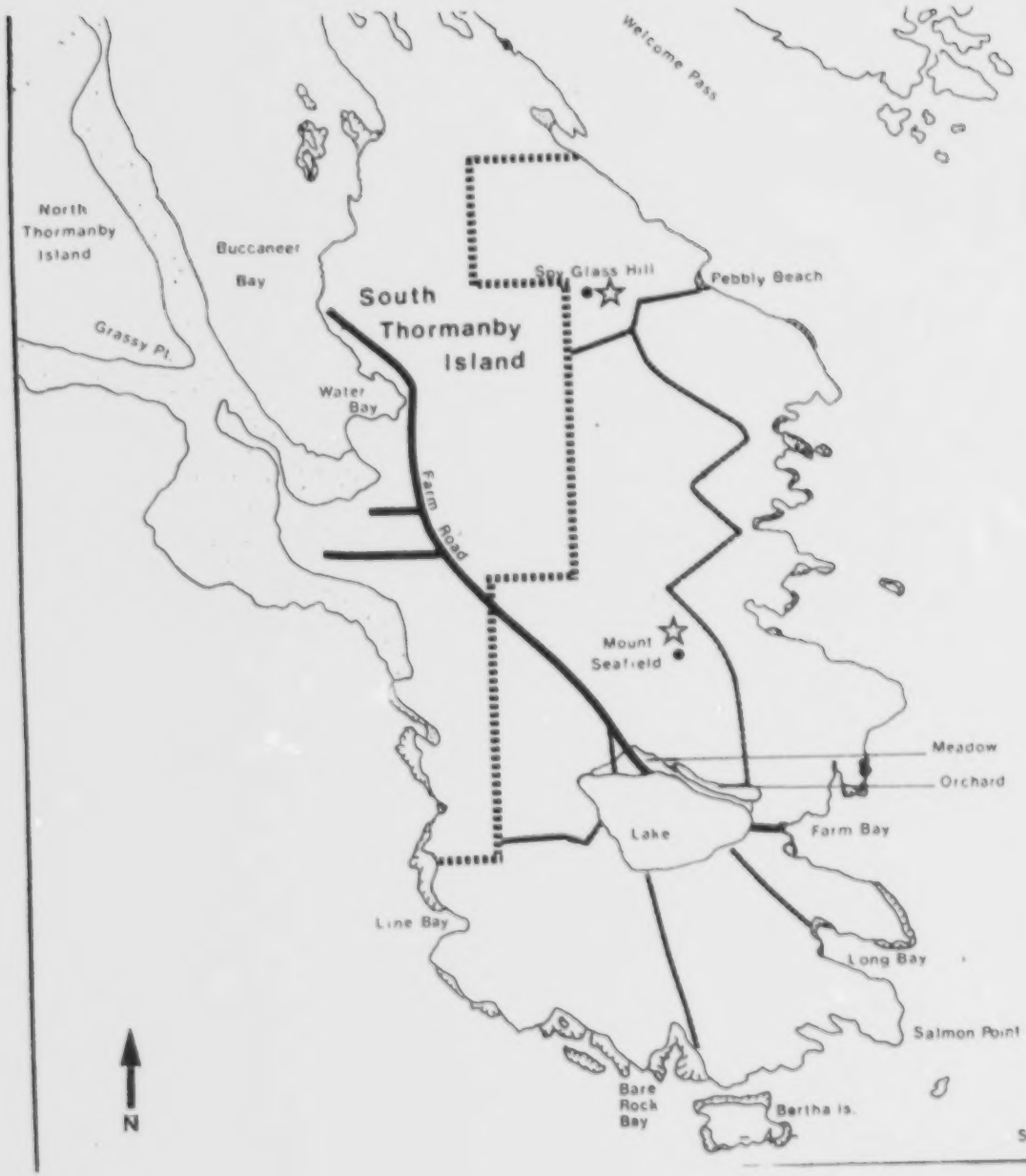
The park includes over 10 kilometres of rugged shoreline with pocket beaches at the head of most bays and also features a large meadow dominated by a small lake. Simson Park protects a natural island area representative of coastal British Columbia which, in the past, has not been well represented in the Lower Mainland Region. Recreation opportunities include camping, hunting, diving, fishing, hiking and boating. Existing park features and development are illustrated in Figure 2.



REGIONAL CONTEXT

☆ Provincial parks

FIGURE 1



SIMSON PROVINCIAL PARK

EXISTING FEATURES AND DEVELOPMENT

Logging Roads (overgrown)

Viewpoints

FIGURE 2

3.0 Role of the Park

3.1 Regional and Provincial Context

Like Simson Provincial Park, other provincial parks (Figure 1) in the Sunshine Coast area cater to marine-based recreation users. Nearby, Smuggler Cove and Plumper Provincial Marine Parks offer good anchorage, walk-in camping and seaside hiking opportunities. Porpoise Bay and Roberts Creek are accessible by road and offer family camping and swimming. Neither have suitable anchorage for boaters. Nearby, Garden Bay Provincial Park offers limited anchorage. Sechelt Inlets Provincial Recreation Area caters to small beachable craft and offers walk-in camping and diving.

Simson Provincial Park complements nearby parks by offering areas where small craft can be beached and walk-in camping, hiking, fishing, diving and hunting can be enjoyed. However, due to the southeast exposure of the park's shoreline, there are no safe anchorages. Therefore, only short term anchoring is practiced by pleasure boaters. Conversely, Buccaneer Bay, lying to the west of the park, is a popular anchorage spot for boaters cruising the Strait of Georgia. Many of these boaters have traditionally hiked into the area that is now Simson Park by passing through private property lying between Buccaneer Bay and the park.

Private facilities located along the Sunshine Coast offer a variety of visitors' needs within short distance of Simson Provincial Park. In particular, boat moorage, fuel, bait and overnight accommodations are available year round at Secret Cove, just 15 minutes north of the Thormanby Islands.

As a result of its location in the province, access constraints and recreation opportunities, Simson Provincial Park will primarily serve regional recreation and tourism markets attracting visitors from the Sunshine Coast and the Lower Mainland of British Columbia.

3.2 Conservation and Recreation Roles

The British Columbia provincial park system has two mandates: to conserve significant and representative natural and cultural resources; and to provide a wide variety of outdoor recreation opportunities. Within the conservation mandate, the system has two goals:

1. Protection of representative natural environments.
2. Protection of outstanding recreation resources.

Within the recreation mandate, the system attempts to achieve three recreation goals by providing:

1. Destination opportunities.
2. Travel corridor opportunities.
3. Regional recreation opportunities.

3.2.1 Conservation Role

The major conservation role of Simson Park is to represent the Strait of Georgia Regional Landscape and to preserve the landscape's special and representative features. Simson Park, with its rugged sea coast of mostly exposed bedrock in its natural state, adds significantly to the representation of this landscape.

3.2.2 Recreation Role

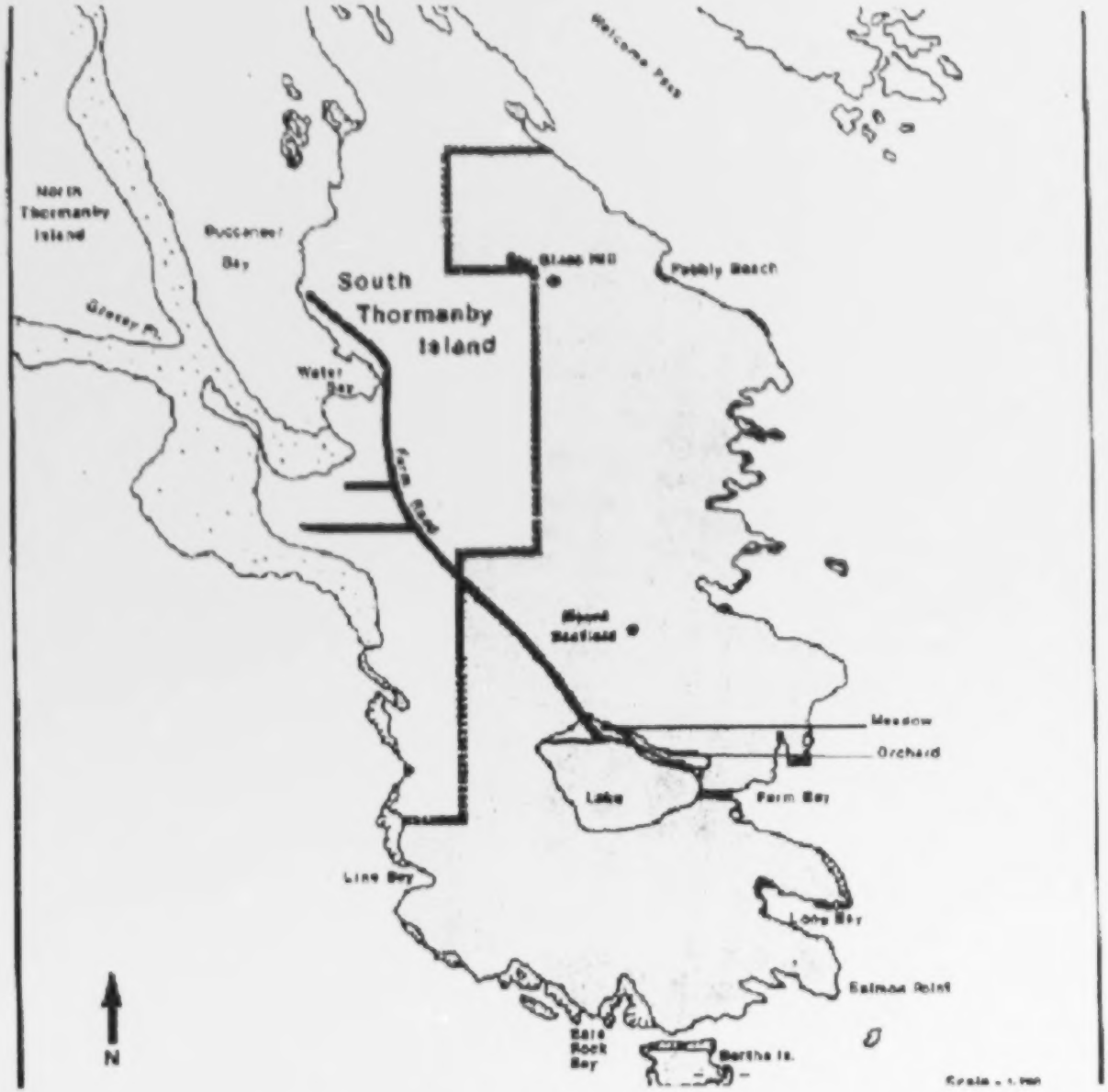
Due to the isolation and difficulty in access, Simson Park does not attract a large number of visitors and therefore does not offer major destination or travel opportunities. The park is most popular with local hunters and sport fishermen who

frequent the waters off the park's shoreline. As a result, the major recreation role of the park will be to provide regional recreation opportunities for Sunshine Coast residents and their visitors, concentrating on the marine interest around the park shores. The park will provide day use opportunities and marine access for boating, fishing and scuba diving. Walk-in camping, catering to boaters using small beachable crafts such as kayaks and canoes, will also be provided.

4.0 Zoning

Zoning is an administrative procedure used to assist the planning and management of provincial park and recreation areas so that a variety of park opportunities can be supplied in a coordinated manner with little or no conflict between different use types. The different zones reflect the intended land use, the level of management and development required and thus the level of human activity to be accommodated.

The zoning proposed for Simson Provincial Park consists entirely of one zone: Natural Environment (Figure 3). The objective of the Natural Environment zone is to provide for a variety of generally easily accessible off-road outdoor recreation activities in a largely undisturbed natural environment. The limited development to be provided at the park will be compatible with the natural setting where man's presence will not normally be visible.



SIMSON PROVINCIAL PARK

ZONING

Natural Environment Zone

FIGURE 3

5.0 Natural and Heritage Resources Management

The overall management of resources will be based upon the *Park Act*, park regulations, ministry and division policies and the role of Simson Park in the overall system of the provincial park system in British Columbia.

The resources management objective is to ensure Parks and Outdoor Recreation Division goals are met by:

- protecting Simson's essential representative natural environment, cultural and recreation resources;
- allowing only appropriate types and levels of recreation use;
- monitoring use impacts and resource conditions so that appropriate actions may be taken.

5.1 Land Management – Boundaries

Currently, the park boundary does not include any foreshore. The emphasis on marine recreation and access, and in order to preserve the visual integrity of the park's shoreline, necessitates the protection of the foreshore of the entire park. Protection is necessary to ensure that no other uses will be made of the adjoining waters, such as aquaculture, shellfish production and log storage, that would interfere with recreational use and detract from public enjoyment.

Objective: To establish a three hundred metre extension off the shoreline boundary as a Class 'A' addition to the park.

5.2 Water Management

The lake of some four or five hectares, created by a beaver dam built across the drainage outlet from the farm meadows, provides an attraction for water fowl and birds of many varieties. As a result, the lake provides nature appreciation and visual recreation opportunities. There has been some concern expressed by Buccaneer Bay residents that the lake is threatening to overflow and drain to the west into their properties. Although this scenario is unlikely, the lake should be monitored and maintained at a level that does not impact on Buccaneer Bay properties.

Objective: To maintain the lake in the farm meadow for the enhancement of wildlife and visual enjoyment.

5.3 Vegetation Management

The vegetation in the park consists of a variety of mature species, as well as second growth fir and cedar forest which is replacing the open 'logged' areas. These species are unlikely to require any significant management action beyond controlling the deer population as discussed under Section 5.5 (Wildlife Management). A small orchard was planted in the early part of the century in the old farm area beside the current lake. The domestic apple and cherry trees have had little attention since the farm was abandoned in 1948, after 36 years of operation. A limited crop of apples suitable for cooking is available annually and enjoyed by hikers and explorers, mostly from Buccaneer Bay cottages. This orchard is

gradually being diminished by flooding caused by the rising level of the lake and the beaver population which periodically falls trees around the lake.

Objective: To preserve the existing vegetation cover and protect the orchard from further destruction.

PHOTOGRAPH NOT AVAILABLE

The old farm orchard

5.4 Fish Management

The significant fishery resources associated with the park lie outside of current park boundaries. However, marine resources are important components of Simson Park's recreational experience and effort is required to encourage their proper management.

Objective: To encourage the federal and provincial agencies who manage fishery resources to monitor, protect and improve the fishery resources associated with the park.

Actions:

i) Discourage aquaculture operations in any of the foreshore areas of the park.

ii) Extend the park boundary to include the foreshore (as described in Section 5.1).

5.5 Wildlife Management

There is an estimated population of 300 coast blacktail deer on South Thormanby Island. As the logged areas become regenerated with second growth forest, the canopy will close. As a consequence, the deer habitat will be reduced as will the capacity of the island to support deer. Hunting for deer and grouse has occurred annually between September and December for many years.

Objective: To manage the deer population at the maximum capacity of South Thormanby Island.

Actions:

i) Inventory the deer population to establish the present number to assist in future management actions.

ii) Permit hunting as a means of managing the size of the deer herd in order to protect the vegetation.

PHOTOGRAPH NOT AVAILABLE

Fishing at Salmon Point

5.6 Visual Resource Management

The visual experiences of the park will be given a high priority for preservation and enhancement. The lake in the old farm meadow, the coastline and the vista from high points in the park are important visual experiences.

Objective: To preserve and enhance major visual experiences of the park.

PHOTOGRAPH NOT AVAILABLE

Welcome Pass from Spy Glass Hill

Actions: i) Extend park boundaries to include the foreshore (as discussed previously).

ii) Establish trails to high points and to the coastline to enhance visual experiences.

iii) Maintain the lake in the old farm meadow.

5.7 Cultural Heritage

All five archaeological sites that have been identified on South Thormanby Island are outside park boundaries. Recent history of the area is, however, of interest with the naming of the Thormanby Islands in 1860 after the race horse *Thormanby*. *In* 1892, the majority of the land that is now Simson Park was crown granted to Calvert Simson, storekeeper of the Hastings Mill Store in Gastown and postmaster of Granville (near Vancouver). Mr. Simson cleared an area for a farm site around 1912. The original farm buildings were demolished in the late 1960s and 1970s.

Objective: To present visitors with the cultural history of Simson Park and South Thormanby Island.

5.8 Firefighting

As with any isolated area or island, the potential damage caused by a fire is great.

Objective: To minimize the risk of fire while providing firefighting and rescue opportunities.

Actions: i) Post fire closure signs during high hazard periods.

ii) Establish trails for firefighting and rescue purposes which can also be used for hiking and hunting purposes by park visitors.

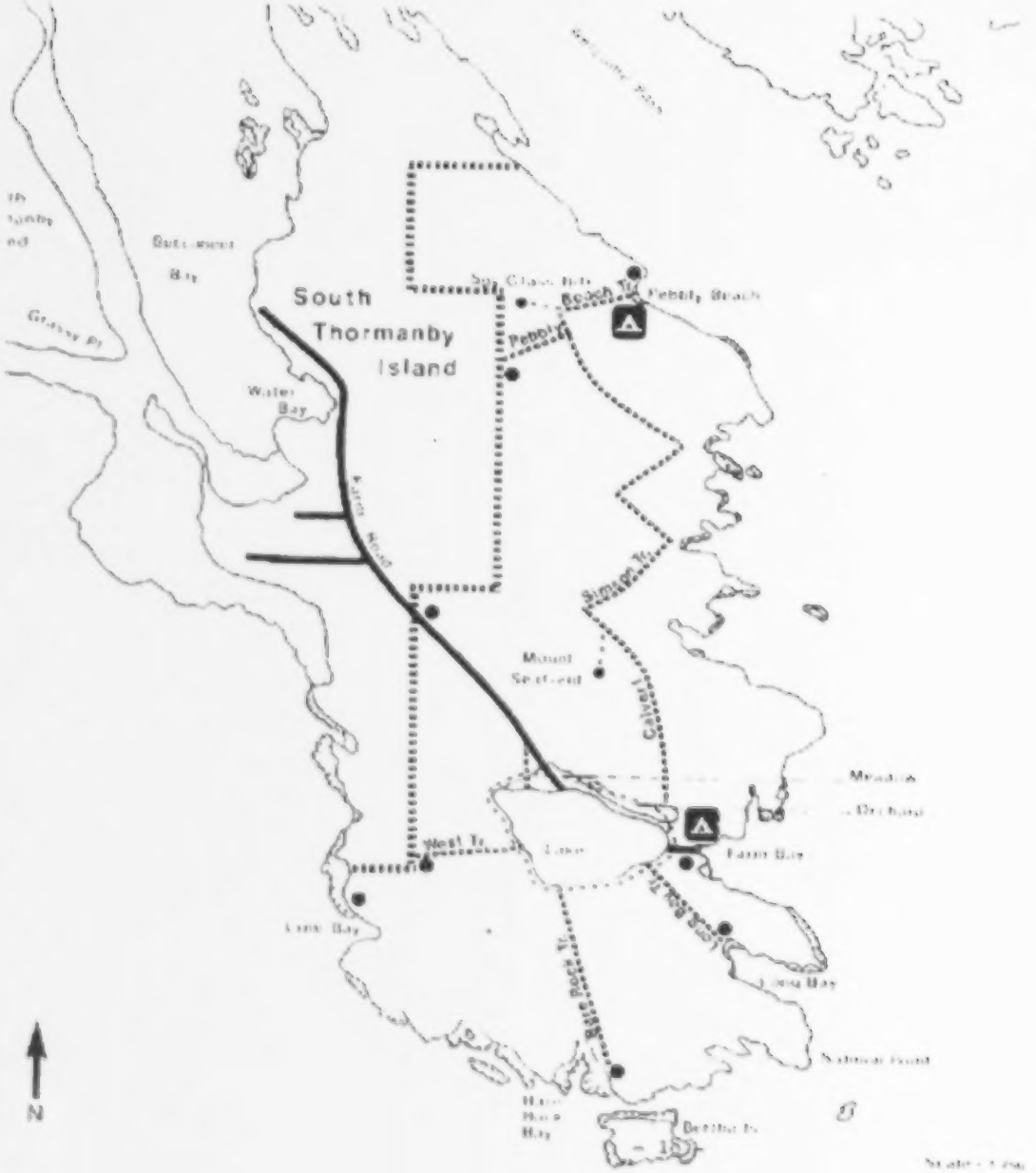
6.0 Visitor Services

6.1 Introduction

The natural environment is the dominant element providing a variety of outdoor recreation opportunities in Simson Park. The majority of visitors are local people from the Sunshine Coast and visitors from the Lower Mainland of British Columbia. Recreation opportunities include walk-in camping, hiking, hunting and nature appreciation as well as boating, fishing and diving off the park's shoreline.

Access to the park is by private boat only, including boaters anchoring in Buccaneer Bay and residents of the Water Bay/Buccaneer Bay summer settlement, who must cross private lands to reach the park. The general visitor services concept for this park is to facilitate day use opportunities and introduce boat access walk-in camping. Limited development is required to accommodate the day use visitors and kayak and canoe campers (Figure 4). Visitors will be encouraged to visit the park via the small bays that are common along the southeast shoreline, although it is expected that people will continue to cross the western boundary from Buccaneer Bay.

The information strategy will consist primarily of information signs that explain the park regulations, history and facilities. These signs will be constructed at the main visitor locations at Farm Bay, Pebbly Beach and at the intersection of the park boundary and the old farm road. Additional signs on the boundaries and at the heads of bays will be posted to advise visitors of the park ownership and management.



SIMSON PROVINCIAL PARK

PROPOSED DEVELOPMENT

Walk-in Camping
Sign
Upgrade Trail
New Trail

FIGURE 4

6.2 Visitor Opportunities

There are eight main visitor services opportunities available at Simson Park, including nature appreciation, scenic viewing, hiking, camping, hunting and the marine activities of boating, fishing and diving.

For Simson Park to realize its recreation and conservation role, a limited number of facilities are required. Two projects are proposed to accommodate and complement the forementioned park opportunities and to expand marketing potential: 1) trail construction, and 2) campsite designation and construction.

1. Trail Construction

The purpose of the trail system is to improve access within the park in order to enhance visitor experiences. The trails will also facilitate fire fighting and rescue operations. Old logging roads that have been heavily overgrown will provide the majority of routes for trails. The trails will give park hikers connecting links across the park and from end to end. The old farm road that runs northwest from Farm Bay across the park to Buccaneer Bay will be kept open up to the point where it has been flooded by the lake in the farm meadows.

Five other roads, shown on Figure 4, will be cleared. These include the Calvert Simson Trail, Pebbly Beach Trail, Long Bay Trail, Bare Rock Trail and West Trail. Foot trails up to the two viewpoints of Spy Glass Hill and Mt. Seafield will also be opened.

PHOTOGRAPH NOT AVAILABLE

Old Farm Road to Buccaneer Bay

2. Campsites

Two small basic campsites will be established, one at Pebbly Beach and one at Farm Bay. The purpose of these sites is to serve kayak, canoe and other small boat travellers with sanitary, tenting and campfire facilities.

6.3 Management Services

6.3.1 Headquarters and Service Yards

Due to the limited facilities and services provided at Simson Park, there is no park headquarters or service yard on site. Management and supervision for the park will be provided out of the Porpoise Bay Park headquarters.

6.3.2 Site and Facility Design Standards

All sites and facilities developed for public use within the park will meet the design standards of the Parks and Outdoor Recreation Division. Attention will be paid to consideration of safety, visual values and operational efficiency, while providing rustic, durable and cost efficient products.

Pebbly Beach

PHOTOGRAPH NOT AVAILABLE

PHOTOGRAPH NOT AVAILABLE

Farm Bay

6.3.3 Safety and Health

All normal precautions will be taken regarding safety and health. The Parks Division has no internal search and rescue capability, but will put its resources at the disposal of the RCMP and the Provincial Emergency Program in the event of any search and rescue emergency in the park. Firefighting and rescue operations will be aided by the proposed trail system.

6.4 Marketing and Information Program

The marketing strategy for Simson Park focuses on directing facilities and services to the user groups with the best potential for providing increased levels of park use and tourist activity. This group has been identified as the visitors who arrive by private boat and especially, small, beachable craft. Park maps and brochures will be relied upon to provide general information to all potential visitors. On site information and maps will be required at popular bays along the southeastern shoreline and where trails meet the western park boundary.

The secondary visitor group, summer residents at Buccaneer Bay, are already regular park visitors and need no further encouragement. Their information needs can be met through the on site information available to the other visitor group.

7.0 Plan Implementation

The actions outlined in this plan will be accomplished over a period of time as regional and district priorities dictate and in accordance with the following levels of priority.

1. Install visitor information and regulation signs.
2. Extend the park 300 metres from the current shoreline boundary.
3. Construct camping facilities.
4. Clear trails.

APPENDIX 1
BACKGROUND REPORT

1.0 Introduction

Simson Park encompasses 461 hectares of South Thormanby Island and includes 10.4 km of waterfront. South Thormanby Island is located off the Sechelt Peninsula midway between Sechelt Village and Pender Harbour. The park is across Welcome Pass from Smuggler Cove Marine Park, some one and one half kilometres south of the main Smuggler Cove anchorage.

The park contains coastal forest, rugged exposed bedrock, numerous small bays and a small lake in an old farm meadow. The Koppen world-wide climate classification for the island is temperate rain climate with a summer dry season.

Access to South Thormanby Island is by private boat. The closest boat launch to the park is located across Welcome Pass at Halfmoon Bay. Numerous other boat launches are located along the Sunshine Coast which are accessible to Lower Mainland residents by B.C. ferry from Horseshoe Bay to Langdale.

2.0 Natural and Heritage Resources

2.1 Natural Resources

2.1.1 Physiography

The park portion of the South Thormanby Island shoreline consists of rugged, exposed bedrock with numerous bays facing the southeast. There are pocket beaches at the head of most bays where small boats can land in the tidal area.

Pocket Beach flanked by rugged exposed bedrock at Bare Rock Bay

The land form is very scenic with a mix of tree cover and exposed bedrock faces showing on rugged hills and gullies rising from sea level to a high point of 155 m. The bedrock is mostly igneous fractured basalt with no sedimentary deposits or glacial till in evidence. Loam soil occurs in the bottom of valleys and in pockets of bedrock throughout the park. The two highest points in the park are Spy Glass Hill (155 m) and Mt. Seafield (129 m). The former farm meadow in the southeast is now a small marsh of some four to five hectares with a maximum depth of approximately two metres and approximately one and one half hectares of rough grass meadow north of the swamp. Most of the park is of rugged contours with many steep bare rock faces. Numerous ravines lace the park, mainly in a northwest-southeast direction, where old overgrown logging tracks are in evidence.

2.1.2 Vegetation

The park lies within the Coastal Douglas-fir Biogeoclimatic Zone. South Thormanby Island, including the park, was selectively logged of all merchantable timber over a period of thirty years, from 1951 to 1981. Harvesting of the forest vegetation comprised 75% Douglas-fir (*Pseudotsuga menziesii)*, with western red cedar (*Thuga plicata*) and balsam poplar (*Populus balsamifera*) making up the balance. Practically no hemlock *(Tsuga heterophylla)* was taken. Timber left in the park area is not suitable for harvesting but second growth fir and cedar regeneration is underway. Clear cutting was not undertaken except for small areas at the heads of launching bays used for log assemblies. Burning of slash was not attempted and the most obvious evidence of the logging is many kilometres of logging tracks now densely overgrown with alder *(Alnus sinuata; Alnus rubra).*

There are ample arbutus *(Arbutus menziesii),* lodgepole pine *(Pinus contorta latifolia)* and broad leaf maple trees *(Acer macrophyllum)* throughout the park. Lichens and mosses cover most bedrock outcrops arid the thick underbrush is made up mostly of salal *(Gaultheria shallon),* salmonberry *(Rubus spectabilis),* thimbleberry *(Rubus parviflorus)*, huckleberry

(Vaccinium), hardbacks *(Spiraea douglasii)*, kinnikinnick *(Arctostaphylos Uva-ursi)*, juniper *(Juniperus)* and rose *(Rosa spp.)*.

In the meadow, swamp and small bog areas, bullrushes and swamp grasses predominate. A small orchard in the old farm area consists of a few aged domestic apple and cherry trees that have not had any attention, as the farm was abandoned in 1948 after 36 years of operation. A limited crop of apples suitable for cooking is available to hikers and explorers, mostly from Buccaneer Bay cottages.

2.1.3 Water

There are no year round streams in the park, but many winter run-off creeks have small pothole showings of fresh water during the summer. The swamp in the former farm meadow is the only large fresh water area. Tests have not been conducted for drinking water quality.

2.1.4 Wildlife

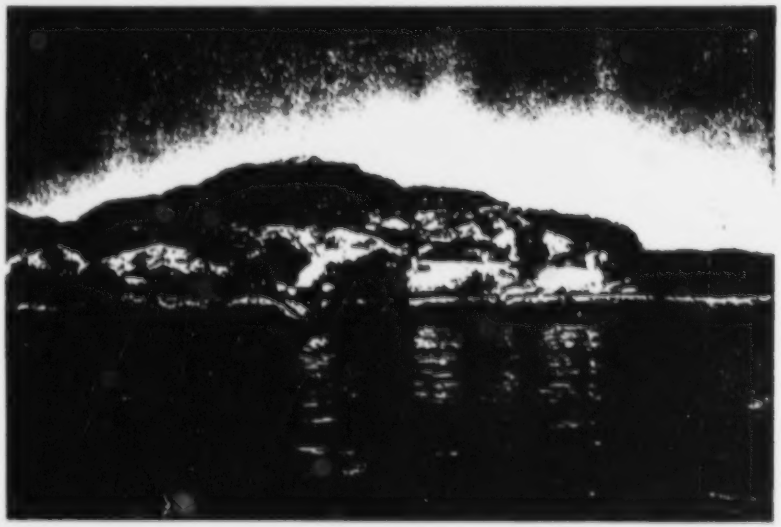
An estimated population of up to 300 stable coast blacktail deer live on South Thormanby Island. There have been frequent sightings of mink, raccoons, squirrels and chipmunks. There is also a large community of resident bald eagles and a few migrating vultures. Red-tailed hawks and Cooper's hawks have been reported. There are not believed to be any bears or cougars resident in the park or on the island.

A beaver was reported in the former farm swamp in 1984. In 1985, another beaver was introduced to the park to join the resident. A beaver dam has blocked the former farm meadow drainage ditch culvert at the east end to create the existing small lake.

Many birds have been sighted in the vicinity of the swamp, including mergansers, kingfishers, blue herons, mallard ducks, warblers, canaries, swallows, woodpeckers, flickers, seagulls and crows.

2.1.5 Fish and Marine Life

Current park boundaries do not include the foreshore and beyond. However, sport fishing is popular off the shores of the park. The most popular salmon mooching and trolling areas for coho, springs and pinks are Pira e Rock and Bertha Island. Other common fish taken are rock and ling cod and dogfish. Some casting is done from the rocky shores. There are practically no shellfish areas in the rough beaches at the heads of bays in the park as they are too exposed to the southeast storms. Mussels are available in limited amounts in some bays. Bertha Island has one protected bay that yields a small



Cormorant Rookery Bertha Island

quantity of shellfish and mussels. Colonies of harbour seals and sea lions, either California or Stellers, usually occupy rocks off the south coast of the park. A rookery of cormorants has been established on the south face of Bertha Island and small sea birds, seagulls and herons are usually active around the shores.

2.1.6 Visual Resources

Views of the rugged coast and hills of the park from Welcome Pass south, and east around to Line Bay on the west, are of scenic interest to boaters and fishermen, together with the sightings of eagles, seals, sea lions, cormorants and other sea birds.

PHOTOGRAPH NOT AVAILABLE

Climbing through underbrush to Spy Glass Hill

Boaters who land in Farm Bay can enjoy a short hike to the former farm meadows and swamp for an interesting change of landscape. Mt. Seafield is also accessible from the farm area for climbers who make their way through the underbrush where there are good vistas over the island and surrounding coast.

The climb to the top of Spy Glass Hill, the highest point in the park, also requires bushwacking through dense underbrush but results in a rewarding 360 degree view. It is presently very easy to get lost in the bush on the route to Spy Glass Hill from Pebbly Beach or other bays that are appropriate for landing small boats.

A short visit by small boat to the small protected bay on the north side of Bertha Island and a climb to the top (23 m) gives good views over the fishing areas and the south end of the park.

2.1.7 Atmosphere

The climate on South Thormanby Island is generally wet and cool with a summer dry season. Slightly less rainfall is experienced on the island than in the Lower Mainland, as measured at Vancouver International Airport. Generally, the air is not influenced by airborne pollutants.

2.2. Heritage Resources

2.2.1 Archaeological

Five archeological sites have been identified on South Thormanby Island, all of which are outside the park in the vicinity of Buccaneer Bay, Water Bay and the Surrey Islands. All sites are general activity shell middens. The park portions of the island on the east and south coasts were comparatively inhospitable for Indian settlement as there are no shellfish deposits and

the rugged bedrock shores and rough beaches exposed to storm winds are unattractive compared to the protected sand beaches of the archeological sites. It is likely, however, that the Indian settlements made use of the park portion of the island for hunting purposes. There is some suggestion that Indians used Spy Glass Hill for tree burial and lookout purposes but nothing has been documented.

2.2.2 Historical

Captain Richards and the officers of the surveying vessel H.M. Plumper in 1860 named the Thormanby Islands after the race horse Thormanby, winner of the derby in 1860. Names given on South Thormanby were connected with the derby: Buccaneer Bay, Derby Point, Latterham Ridge and Welcome Pass.

The recent history of South Thormanby Island started in 1892, when Calvert Simson, storekeeper of the Hastings Mill Store in Gastown and postmaster of Granville (now Vancouver) was given a crown grant for a homestead of most of the land which is now Simson Park. Calvert was 97 when he died in Vancouver in 1958. The land was then inherited by his two sons, George (known as Joe) and William (known as Bob), and in the mid sixties became the sole property of George, whose estate donated the land to the province for a park in 1983. John Simson and Bob Simson, two nephews of George Simson, inherited L1019 and L1018 respectively, that adjoin the park and provide a buffer to the property of Buccaneer Bay Holdings and some 50 dwellings. John Simson, who lives in Victoria, has a large collection of memorabilia and historical items he also inherited, particularly concerning Buccaneer Bay and the old farm development.

A map, drawn probably in the late 1920s or early 1930s, identifies trails and names given to bays and points of interest. The map also notes the Union Steamship Company's routes from Vancouver that landed passengers on a float in Buccaneer Bay. All of the original trails shown in the park have been obliterated by the logging except for the original farm road from the

former farm to Buccaneer Bay. The original trails were reportedly kept open by Calvert Simson and his son George for the enjoyment of Buccaneer residents and hunters. The Simsons did not object to strangers using their property for hiking or hunting and did not erect "Private" or "Keep Out" signs.

Original settlement occurred around Buccaneer Bay where some homes were constructed in the 1890s. The former farm site was cleared around 1912 by Calvert Simson and operated as a farm by his tenants until 1948. The original buildings were demolished in the late 1960s and 1970s, as they presented an extreme fire hazard. The meadow in the old farm area was originally an alder swamp which was cleared and drained with horses to make it suitable for farm purposes.

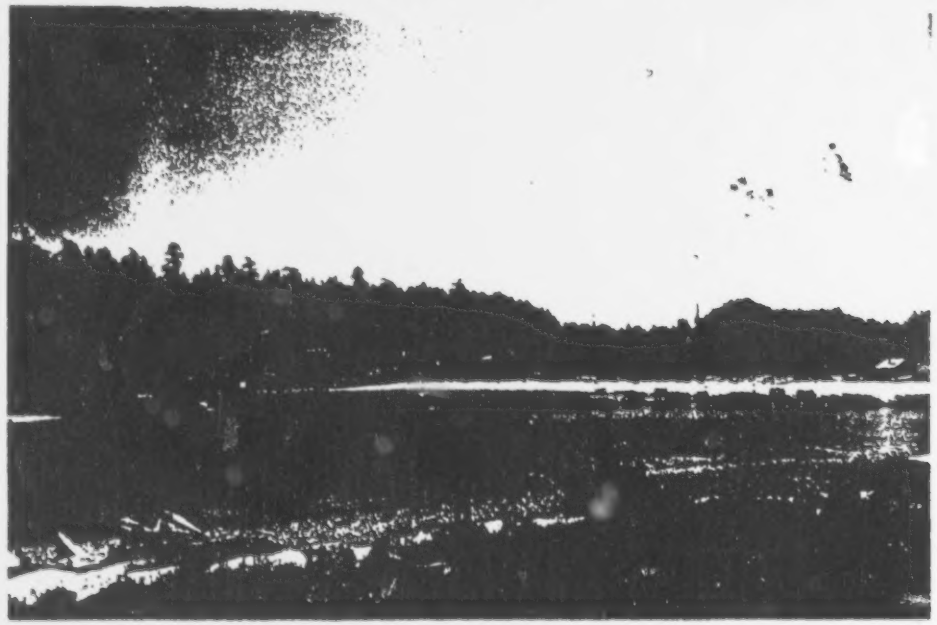
2.3 Resource Analysis

Simson Park resources will add significantly to the marine recreation opportunities available along the Sunshine Coast. The park provides another opportunity to protect a natural island area representative of coastal British Columbia.

Access to the park is the major limitation to park use. The many bays along the 10.4 km of shoreline are all exposed to southeast storm winds that are dominant throughout the year. There are no safe anchorages on park shores because of the southeast exposure. Small boat landings of a short duration are feasible when the winds are from the west but changes in direction come quickly in the spring and early summer. Beaches at the head of the bays are also mostly rough broken basalt which is not the most conducive shore for landing of small boats. The closest and best opportunity for launching of trailer-hauled boats within range of South Thormanby exists at Halfmoon Bay at Cooper's Green Regional Park. Two commercial marinas in Secret Cove are also close to the park but they do not have adequate launching sites or parking for the public and do not encourage customers. Access overland from protected anchorage in Buccaneer Bay and adjoining Water Bay means crossing at least two parcels of private property. The main old farm haul road, from Buccaneer Bay to the former farm, has been

kept open by pleasure vehicles and hikers from Buccaneer Bay. The popularity of ocean-going kayaks and canoes will probably increase the number of landings made on the park shores.

The recreational attractions of the park for most visitors, other than the interesting offshore salmon fishing, are visual enjoyments and short term landings for picnics and rest stops, beachcombing and exploring. A few explorers hike in to view the former farm area, swamp and meadows, or make their way through the underbrush to get up to viewpoints. Hunting for deer during the autumn is presently a recreational use for a small number of hunters. Since the cessation of logging in 1981, the logging tracks that were ideal for tramping and hunting have disappeared into alder thickets.



Buccaneer Bay

The goals of the Parks and Outdoor Recreation Division to protect natural features and to encourage outdoor recreation opportunities and tourism are all served by Simson Park. The basic objective of the donor was to ensure that the public would continue to have access to the property without "Private," "Keep Out," "No Hunting" and similar signs greeting them at the head of every bay. The absence of cottages and buildings that would have resulted from sale and subdivision is a blessing that future generations will appreciate as adjacent properties and waterfront is developed.

3.0 Tenures, Occupancy Rights and Jurisdictions

Lease Permits:	None
Fee Simple:	None
Forest Tenures:	None
Water Rights:	None
Rights-of-Way:	None
Mineral Rights:	None
Trespasses:	None
Statutory Jurisdiction:	None
Miscellaneous:	D.L. is 1540, 2070, 2071, 2436 bequested to the province "for use as a park only in perpetuity without the right to exchange or convey to any other person, or persons, government or corporation."

4.0 Existing Facilities

There are few existing facilities at Simson Provincial Park. One park portal sign and one information board, recently installed at Farm Bay, inform boaters of the existence of the park. A partially overgrown dirt road runs from Buccaneer Bay to the shore of the lake in the old farm meadow. As well, there are several heavily overgrown logging roads.

PHOTOGRAPH NOT AVAILABLE

Information board at Farm Bay

5.0 Market Analysis

5.1 Existing Use

Because the Thormanby Islands are only accessible by private boat and the coastline of Simson Park lacks good anchorage, visitor use of the park is not high. Heavy use is made of the good salmon and cod fishing off park shores, and deer and grouse hunters are the main visitors in the fall and winter. Otherwise, the main recreational attractions of South Thormanby Island are outside of the park on the sand beaches and protected anchorages of Buccaneer Bay.

5.2 Demand

Evidence of demand for outdoor recreational opportunities for Simson Park is limited. As the park was only established in 1986, visitor trends have not been recorded. There are several other provincial parks in the vicinity which receive a consistently high number of visitors. Smuggler Cove, located across Welcome Pass and to the north of the Thormanby Islands, attracts over 2,000 boats annually during the summer months, mostly because of the excellent anchorage provided within the park.

Buccaneer Bay is also a popular anchorage for boaters travelling the Strait of Georgia. It is not uncommon for there to be over 75 boats moored in Buccaneer Bay on a warm summer day. However, Simson Park itself lacks good anchorage off its shoreline and, because access will continue to be exclusively by private boat, visitations to the park are not expected to increase substantially in the near future. Demand will focus on boaters' needs, especially those using small, beachable craft.

5.3 Supply

Ample outdoor recreation opportunities are available to residents and tourists in the vicinity of Simson Park. Simson Park lies within the Sunshine Coast Regional District. In this region, there are eight provincial parks, one provincial recreation area, ten regional parks, three Forestry Service recreation sites and several municipal parks and recreation services (Figure 5). As well, there are numerous private sector outdoor recreation suppliers who mainly concentrate on sport fishing (Figure 6). All these facilities and opportunities are used by locals as well as visiting tourists. The largest visitor group to the Sunshine Coast area originates from the Lower Mainland of British Columbia.

RECREATION OPPORTUNITIES
EXISTING GOVERNMENT SUPPLIED

■ Provincial Park and Recreation

1 Skaqhumchuck Park
2 Garden Bay Marine Park
3 Smuggler Cove Marine Park
4 Simson Park
5 Roberts Creek Park
6 Chaster Park
7 Plumper Cove Marine Park
8 Porpoise Bay Park
9 Sechelt Inlets Marine Recreation Area

△ B.C. Forest Service

10 Klein Lake
11 Mount Richardson
12 Homesite Creek

○ Sunshine Coast Regional District

13 Sun Beach Park
14 Pender Harbour Golf Course
15 John Daly Memorial Park
16 Pender Hill Park
17 Daniel Point Park
18 Coopers Green Park
19 Welcome Beach Wilderness
20 Connor Park
21 Cliff Gilker
22 Dusano Hill

▲ Municipal Governments

23 Brothers Memorial Park
24 Skwakhmish Park
25 Seahalt Marsh
26 Hackett Park

FIGURE 5

RECREATION OPPORTUNITIES
EXISTING PRIVATE SUPPLIERS
▼ Commercial
○ Camps (Church/Children's)
□ Other (Lion's Club Park)

FIGURE 6

6.0 Key Issues

6.1 Access

The exposure of park shores to southeast storms and the rough beaches for landing small boats are inhibiting factors to access the park. Conversely, the protected anchorages and recreation attractions of Buccaneer Bay make the west side of South Thormanby Island more popular with boaters. To access Simson Park from Buccaneer Bay, visitors must cross private property.

Option 1: Maintain Status Quo

Keep the old farm road open while improving trails within park boundaries.

Option 2: Acquire a Road Easement

To provide a route into the park from Buccaneer Bay, the province could pursue the acquisition of a road easement. However, Buccaneer Bay residents and landowners who adjoin the park are reported as being against the province obtaining a road easement across private properties to link Buccaneer Bay with the park.

6.2 The Type and Level of Appropriate Development

Simson Park does not attract a great number of visitors and it is not likely that visitor use will ever grow to the levels characteristic of nearby parks such as Smuggler Cove or Plumper Cove. Certain low key, primitive development, however, will enhance the recreational potential of the area while protecting park resources.

Option 1: Retain Status Quo

Maintaining the park without any development is unlikely to have an impact on park use.

Option 2: Develop Primitive Overnight and Day Use Facilities

Clearing trails and formalizing camping areas will organize the day use and overnight opportunities. Pebbly Beach and Farm Bay are the most desirable sites for camping areas. The flat lands adjacent to the beaches at the head of these bays are appropriate for small primitive campsites catering to canoeists and other boaters with beachable crafts. Farm Bay would also be the most interesting starting place for hikers and nature study enthusiasts. Trails from the main tracks up to the two viewpoints of Spy Glass Hill and Mt. Seafield would also enhance viewing opportunities. These developments will enhance the park and most likely lead to increased park use.

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